

February 5, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

03AN0196

June W. Love

Dale Magisterial District
8200 Hopkins Road

REQUEST: A fourteen (14) foot Variance to the 100 foot lot width requirement.

RECOMMENDATION

Recommend approval of this Variance for the following reasons:

- A. Variance will not impair the character of this residential area.
- B. Variance will not reduce or impair the value of the buildings or property in the surrounding area.

GENERAL INFORMATION

Location:

Property is known as 8200 Hopkins Road. Tax ID 783-673-6596 (Sheet 18).

Existing Zoning:

A

Size:

0.6 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Residential and vacant
South - A; Residential and vacant
East - A and R-7; Residential
West - A; Vacant

Utilities:

Public water and private septic system

Transportation:

This request should have no impact on the traffic pattern in the area.

General Plan:

(Central Area Land Use and Transportation Plan)

Residential
(1.00 to 2.5 units per acre)

DISCUSSION

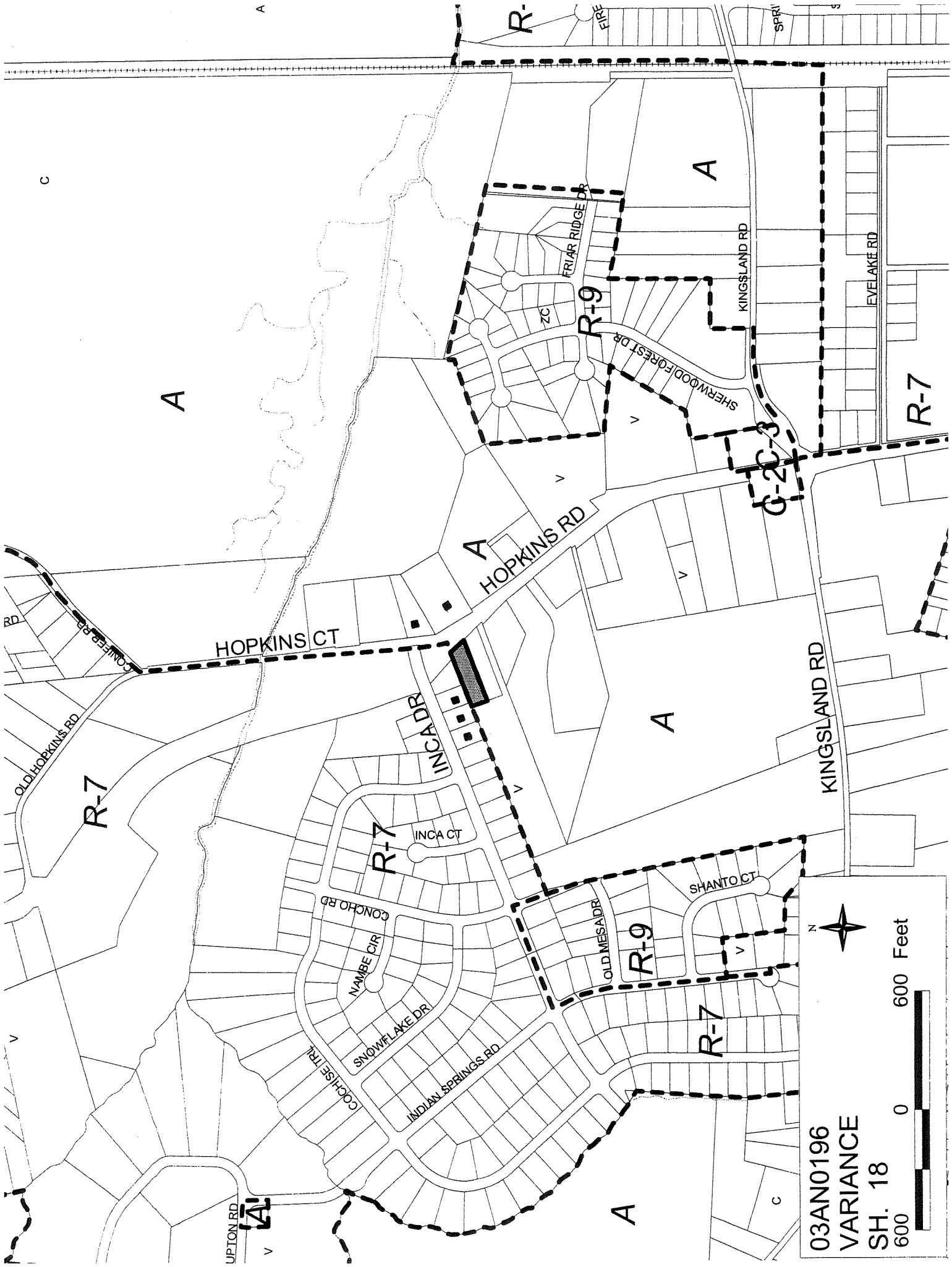
The applicant is proposing to demolish an existing dwelling on the subject property and construct a new one. The applicant has indicated the lot is eighty-six (86) feet wide where the front of the dwelling will be located. The Zoning Ordinance requires a 100 foot lot width; therefore the applicant requests a fourteen (14) foot Variance (see attached plat).

The applicant provides the following justification in support of this request:

It is my intention to build a new home on my property at 8200 Hopkins Road and demolish the existing house. The existing house was built in 1937. This parcel is a result of a subdivision to family members which occurred in 1979.

Staff visited the subject property and observed an existing older dwelling. The applicant has indicated she is proposing to construct a dwelling no closer than the existing dwelling.

Staff has reviewed the attached site plan and application. Staff believes that this request will not reduce or impair the value of the dwellings or property in the area. Staff also encourages aesthetic improvements of existing older dwellings. Staff believes the site will be enhanced by the construction of a new dwelling. Therefore, staff recommends approval of this request.



03AN0196
VARIANCE
SH. 18
600 0 600 Feet

